

LAKE FAIRWAY'S HOA/ELS LIAISON MEETING

FEBURARY 16, 2022 @ 1300

LAKE FAIRWAY'S CLUBHOUSE

Present: Bill Fleckenstein, Judy Carson, Keven Walsh, Ron Hutz, Jerry White, Peter Greco, Carl Gregg, ELS: Leslie Register, Vivannay White, & Steven Bagiardi. ABSENT: Karen Pratt-Beals, Ray Burrows

Leslie stated ELS is finalizing search for General Manager for Lake Fairways & Pine Lakes. Vivannay's last day is Friday Feb 18, 2022, in the interim local Managers in the area will be taking turns to cover on site LF & PL.

Leslie stated as there was no set agenda for today's meeting would take turns asking for questions of concern from the Directors.

1)It was reported that the Take a Bow Club is missing \$8000.00 in audio equipment. They were wondering if ELS has insurance policy for that. What would the protocol to file a claim: Leslie stated further investigation & documentation would have to be done?

2)Tennis Association has quote for new water cooler for \$1260.00. Tennis would like to split the cost with ELS each paying \$630.00. They have been without water cooler for some time now & badly need on: Leslie said she would make that happen immediately.

3) Could we please have the Sand Trap open on Sundays 11AM to 2PM: Because of ongoing staffing concerns that is not an option right now.

4)The residents would like to see karaoke return to the Sand Trap. Residents felt it was a better fit as they could have finger foods & a drink if wanted: Karaoke needs to be at the clubhouse at this time because the space is bigger for social distancing & residents' safety.

5)Parking in front of the Sand Trap causes traffic jam in the mornings. Can we move the parking back 3 feet to relieve that congestion when paving starts: Not feasible at this time? After lengthy discussion with the directors Leslie conceded in agreeing to have ELS engineers look at area.

6)Clubhouse kitchen is long overdue for a remodel. We have been asking since 2016 so when can we some action. During snowbird season it is used extensively: ELS understands & will continue looking at ways to fit into CAP X budget.

7)Outside Memorial Garden the military flags need to be replaced. If ELS is not going to replace tattered flags, we will take down & NOT Replace: ELS does not want that to

happen. If there is a flag to be replaced just call the office. ELS stated they have one flag on order at this time.

8) Has the electric been fixed in the kitchen so we can have Saturday morning coffee & other events in kitchen: Yes, electrical has been fixed ready to go.

9) Pool ER Phone & first aid boxes need to be fixed & stocked. Judy talked about stocking pool 1st aid box with trauma supplies. She suggested securing 1st aid boxes with plastic snap off locks: ELS will order supplies & check on plastic type locks. They will have maintenance look at phone & repair.

10) Hot tub has been down for 2 months when can we expect it to be fixed: Vender has been out & is in the process of trying to locate the leak.

11) We have not been notified of the Cap X budget we usually know by January. When can we expect ELS to communicate that information to us: The Cap X has been approved & will have Natalie send it to us?

12) We really need better communication between HOA & ELS can we expect that: Yes, we will do better.

13) We need new set of bocce balls there beyond use: Vivannay will order a new set.

14) We need bocce ball checked it's not being cleaned & twigs & leaves go into side wall track: ELS will have maintenance clean & figure out how to keep debris out of side wall track.

15) The workout room & outside enclosed patio is not being cleaned on a regular basis. Residents are starting to notice & complain. The uncleanliness of workout room is a safety issue.

16) Where are our white tables & brown chairs? Why are we having issues with tables & PL has many good tables & ours are old & broken: Leslie is concerned & will address with Natalie.

17) Drainage & flooding of cul d sac's road when it rains is a big issue for 14-15-16-21-55-56: Leslie will have ELS drain specialists look at.

18) The back area of the ballroom the speakers are not working. We spoke with Allen & he feels they might not be hooked up: Leslie will contact sound system vender about issues & how best to resolve.

19) Mailboxes continue to be a problem. I put in work order for my new house door hanging off mailman reluctant to us. Not fixed & haven't heard anything. Filled out new work order today: Leslie stated all work orders are being addressed & office is calling residents to communicate with them.

20) Directors expressed to Leslie that the office is not communicating with the residents. Ron Hutz read complaint form submitted by his 3 weeks ago. They have not heard

anything. ELS holds firm on not sharing feed back with HOA on ARC & Complaint forms: ELS will address lack of communication between office & residents. She conceded that the HOA will be given monthly percentage of rec'd forms & completed forms. There will be no resident information given. Residents themselves can call office for updates on there work order or HOA if resident ask them to.

Meeting with ELS adjourned @ 1415

LAKE FAIRWAY'S HOA DIRECTORS MEETING

WITH 1 MOTION

FEBURARY 16, 2022 @ 1415

Reading of previous minutes; motion by Carl Gregg, 2nd by Jerry White accepted by all present.

Reading of Treasures report; motion by judy Carson, 2nd by Jerry White accepted by all present.

Committee Reports:

ARC: Out of the Loop per the actions of ELS, need to revisit. Look for solution to communicate with residents.

CERTS: We have upcoming safety events for the residents.

MEMBERSHIP: Donna Leach is training Michael Ansaldi to take over for her.

OLD BUSINESS:

Land Survey with Marc Anthony needs new contract.

NEW BUSINESS:

Carl Gregg stated liability Insurance premium is \$4200.00 **Motion to pay the increase in the Liaiblity policy was made by Peter Greco & 2nd by Ron Hutz accepted by all present.**

Election Committee Chairman Merlin Willard was unable to attend meeting. Discussion was held how to step for HOA election on Feb 22, 2022. Kevin Walsh will get voting booths & set up in the lounge. Judy Carson will be responsible for getting ballots to the clubhouse on voting day.

Code enforcement was out to house at 8G.

Pool area bathroom is out of hand soap.

**Motion to Adjourned meeting @ 1440 by Peter Greco, 2nd by Ron Hutz,
accepted by all present.**

Respectfully submitted by

Judy Carson, HOA Secretary

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